

**MINUTES  
COLUMBUS PLAN COMMISSION MEETING  
JULY 14, 2010 AT 4:00 P.M.  
MEETING HALL, CITY HALL  
123 WASHINGTON STREET  
COLUMBUS, INDIANA**

**Members Present:** Roger Lang (Vice President), Dick Gaynor, Dave Fisher, Dennis Crider, Steve Ruble, Dave Bonnell, John Hatter, Ann DeVore, and Tom Finke (Bartholomew County Liaison).

**Members Absent:** Bryan Haza, Brian Russell, and Tom Wetherald.

**Staff Present:** Jeff Bergman, Laura Thayer, Thom Weintraut, Heather Pope, Sondra Bohn, Emilie Pannell, Nicole McDermid (Intern), Derek Naber and Alan Whitted (Deputy City Attorney).

**CONSENT AGENDA**

Minutes of the June 9, 2010 meeting.

Motion: Mr. Crider made a motion to approve the June 9, 2010 minutes. Mr. Gaynor seconded the motion and it carried unanimously by voice vote.

**OLD BUSINESS REQUIRING COMMISSION ACTION**

None

**NEW BUSINESS REQUIRING COMMISSION ACTION**

**C/RZ-10-04: Grooms and Smith Rezoning** – a request by Dwight and Linda Grooms and Mark and Carolyn Smith to rezone properties totaling 7.05 acres from I1 (Light Industrial) to CC (Community Commercial). The properties are located on the east side of County Road 220 East, between County Road 100 South and State Road 46, or more specifically, 4540 East State Street and 4475 East County Road 100 South, in Columbus Township.

Ms. Pope presented the background information on this request.

Mr. Mark Daugherty with Daugherty Design Plus and Mark Smith represented the petitioners.

Mr. Daugherty stated that the same comments would have been written in the staff report if they had requested the I-1 zoning that already exists. He stated the requirements for industrial zoning requires connection to public sewer. Mr. Daugherty stated it was his understanding that this piece of property was a farm implement dealership at one time. He stated it was his opinion that this started as retail even though it has been zoned Industrial all this time.

Mr. Daugherty stated that Mr. Smith had many inquiries about tenants moving into this building, but none would fit into the I-1 zoning district. He stated that this left Mr. Smith with a building that people wanted for retail space and this was not allowed with the current industrial zoning. Mr. Daugherty stated that most people that wanted to rent retail space did not want to apply for a variance. He stated this was because of the time involved and waiting for the Board of Zoning Appeals decision.

Mr. Daugherty stated this was in the two-mile jurisdiction and the Zoning Ordinance is under the City's jurisdiction. He stated the same problems would exist with the I-1 zoning as the CC zoning. He stated his client would be willing to accept the CC rezoning with conditions attached. Mr. Daugherty stated this would allow the owners to have more flexibility when leasing the property.

Mr. Daugherty stated that the Grooms property to the north has no plans for development at this time. He stated after it was purchased, the two petitioners decided to combine their efforts and apply for the rezoning together for both parcels.

Mr. Daugherty stated there was 14,000 square feet of property on the Grooms site that is just a drainage swale. He stated with the setbacks, etc it would never be developed.

Mr. Daugherty stated that the subject properties have access to public water; however, public sewer is not available at this time for these sites. He stated public sewer is available, but is a pressure line. He stated that the State Board of Health would not allow Mr. Smith to build an onsite facility within 300 feet of a public sewer system. He stated that Ed Bergsicker with Columbus City Utilities called him just before this meeting and stated they could hook on, but there were issues with the pressure system that would need to be addressed. Mr. Daugherty stated this would require confirmation from City Utilities.

Mr. Daugherty stated that the outside storage at 4540 State Street was a combination of signs and other debris. Mr. Smith stated that this was from PNC Bank back in October 2009 and they had twenty locations to install in a short period. He stated the debris were the old signs that have not yet been deposed of at this time. Mr. Smith there is a process that must be followed when separating the signs and they should be removed by the end of the July 2010.

Mr. Daugherty stated that the landscaping that was required by the BZA is missing because the new construction of water lines for Eastern Bartholomew Water. He stated that the landscaping would be replaced when the construction is finished.

Mr. Daugherty stated there are no traffic counts available in this area and he was not sure about the volume of traffic at this intersection.

Mr. Daugherty stated he was aware that the driveways did not meet the separation distances that was required by the Ordinance.

Mr. Daugherty stated there were many commercial uses already in place in this area on State Road 46 West.

Mr. Crider asked if they have any prospects for tenants at this time.

Mr. Daugherty stated no.

Mr. Daugherty stated they would be willing to meet with staff to solve some of the issues that were mentioned in the staff report. He stated they would be willing to continue the request to the next meeting and would accept rezoning with conditions.

Mr. Lang asks if there were public sewer connections to this site.

Mr. Daugherty stated there was public sewer hookup on the same side of the road. He stated there was a question regarding the distance to the sewer line for hookup. He stated it would depend on where the sewer is located. Mr. Daugherty said that City Utilities assured him that there would be adequate hookup available for public sewer.

Mr. Daugherty stated the phone call came from City Utilizes right before this meeting. He stated this was a recent development and he did not have time to get it in writing. He stated there would need to be some follow up work done regarding the hookup.

Mr. Lang asked how much of an issue the driveway separation at this site is.

Mr. Ruble stated it was significant issue and would need to be addressed by the petitioners. He stated as the intensity of the use increases on the site or exceeds what is existing now, it would be appropriate to address it at that time.

Mr. Bergman stated that the Zoning Ordinance would require the driveway be brought into compliance if the property is redeveloped. He stated no condition would be required to accomplish that. Mr. Bergman stated if the Plan Commission wanted to attach conditions to the rezoning that was something.

Mr. Fisher asked if Columbus Signs would be permitted activity on the property after the rezoning. Mr. Bergman stated no.

Mr. Fisher stated that if the zoning were changed there would be many issues connected to the rezoning. He stated it was his opinion that Mr. Smith should keep trying to find someone who needs I-1 zoning or would be willing to wait for a Use Variance from the Board of Zoning Appeals to be approved before locating at this site. He stated this would be a better solution than rezoning.

Mr. Smith stated when someone wants to rent retail space the-time frame is important to them and most people do not want to wait two months for approval from the Board of Zoning Appeals. He stated the reason he wanted the rezoning it would make it easier to rent.

Mr. Lang stated there is a possibility that someone might want the I-1 zoning in the future. He stated it was his opinion that Mr. Smith should wait for a client that would be willing to appear before the Board of Zoning Appeals to request a variance for commercial space. Mr. Lang stated it was important to get the correct zoning that Mr. Smith wanted.

Mr. Bergman stated that it might be possible to obtain a variance for a retail use before a client is interested in renting the building without knowing who the applicant was going to be. He stated they would have the approval in place at the time someone wanted to rent the building. Mr. Fisher stated it was his opinion that this might be the right thing to do. Mr. Bergman stated this was an option they might want to consider; having this variance would

not prohibit someone who would need the I-1 zoning.

Mr. Whitted stated he was not sure how the Board of Zoning Appeals would handle this request. He stated that the issue might be better off if resolved at Plan Commission. Mr. Lang stated this piece of property has a long history with the Board of Zoning Appeals. Mr. Whitted stated that with his experience with the Board this has always been a difficult piece of property to deal with.

Much discussion was held regarding the appropriate zoning for this parcel.

Mr. Bergman stated that staff is willing to work with the petitioners to help them resolve the key issues and would recommend a continuance.

Mr. Lang opened the meeting to the public.

There was no one to speak for or against this request.

Mr. Lang closed the meeting to the public.

Motion: Mr. Ruble made a motion to continue this request to the next Plan Commission meeting on August 11, 2010 in order for the petitioners to work with staff on the key issues in the July 14, 2010 staff report. Mr. Crider seconded the motion and it carried with a vote of 7-0.

**C/RZ-10-05: Long Road Rezoning** – a request initiated by the Plan Commission to rezone 4 properties totaling 7.9 acres from CC (Community Commercial) to I2 (Medium Industrial). The properties are located at 3880, 4010, 4056, and 4060 N. Long Road, in the City of Columbus.

Ms. Thayer presented the background information on this request.

Mr. Lang asked why there was no rezoning requested for the three properties to the north. Ms. Thayer stated they were already zoned I-3.

Mr. Lang opened the meeting to the public.

There was no one to speak for or against this request.

Mr. Lang closed the meeting to the public.

Motion: Mr. Fisher made a motion to send a favorable recommendation to the City Council on this request. Mr. Crider seconded the motion and it passed with a vote of 7-0.

Mr. Ruble left the meeting at this time.

## **DISCUSSION ITEMS**

### **Discussion of Central Avenue Corridor Plan Steering Committee members.**

Mr. Weintraut stated there was a study done a couple of years ago by an intern in the Planning Department regarding the Central Avenue Corridor and what zoning would be appropriate for the properties located there. He stated that the Columbus Metropolitan

Planning Organization is funding a project to look at the land use along Central Avenue, transportation, access issues, and sidewalks.

Mr. Weintraut stated that they had held a public open house in May 2010 at the school administration building and approximately 30 people attended. He stated there was discussion about some of the issues. Mr. Weintraut stated the consultant, which is R.W. Armstrong, is working on a draft plan to take back to another public open house and that will be presented to the Plan Commission for review and to make a recommendation to put this plan in as part of the Comprehensive Plan.

Mr. Weintraut asked if there were any members of the Plan Commission that would like to serve on the Focus Group for the Corridor Plan. Mr. Fisher and Mr. Lang volunteered, and Plan Commission suggested a few other names to contact which are Joel Spoon, Helen Miller, Carolyn Behrman, Hank Muller, Jr., and Bob Parker.

Mr. Bergman stated it was important to have a mix of individuals to serve on this Group, as each person would have a variety of different opinions.

### **DIRECTOR'S REPORT**

Mr. Bergman stated there had been a subdivision approved in a past meeting that dealt with the North Star Montessori School site and sidewalks. He stated the majority of the discussion dealt with the sidewalk being installed on Midway Street. Mr. Bergman stated they received a modification from installing a sidewalk on 23<sup>rd</sup> Street, but were required to install one on Midway. He stated a bond has been posted for that with the City.

Mr. Bergman stated that the owner of this property on Midway would be interested in donating an easement to the Hawcreek People Trail. He stated that this easement would be located through part of this petitioners land near the Montessori School site. The petitioner stated he would like to file a new application requesting modification from installing sideways on Midway.

The Plan Commission agreed that this was an interest idea.

### **LIASION REPORT**

**ADJOURNMENT: 6:30 p.m.**

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**Bryan Haza, President**

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**Steve T. Ruble, Secretary**